

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING - January 13, 1971

Appeal No. 10648 Willie Jefferies, et ux, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of January 19, 1971.

ORDERED:

That the appeal for variance from open court, lot occupancy and rear yard requirements of R-3 District to permit two story rear addition to dwelling at 1333 Ridge Place, S. E., lot 89, square 5603, be GRANTED.

FINDINGS OF FACT:

1. The subject property is located in an R-3 District.
2. The property is improved with a two story single family dwelling.
3. The appellant proposes to erect a rear addition to the existing single family dwelling. (See ex. 2)
4. The appellant alleged that the dwelling has a rear two story porch which extends out approximately seven feet. The appellant proposes to enclose these porches to be used for bedrooms.
5. The appellant further alleged that a new porch will be erected which will extend outward three feet (see exhibit 3). After the new porch is erected the appellant alleges he will not have 20 feet in the rear yard as required by the Zoning Regulations.
6. No opposition was registered at the Public Hearing as to the granting of this appeal.

OPINION:

We are of the opinion that appellant has proved a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

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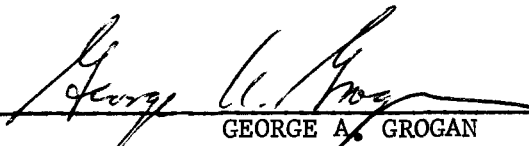
OPINION: Cont'd.

Further, we hold that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

BY:

  
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GEORGE A. GROGAN  
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.